168.0	0007	0007.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	699,800 /	699,800
					USE VALUE:	699,800 /	699,800
					ASSESSED:	699,800 /	699,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
259		FLORENCE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FORD MARGARET
Owner 2:	
Owner 3:	
Street 1:	259 FLORENCE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 10,995 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1940, having primarily Vinyl Exterior and 900 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10995.000	174,900		524,900	699,800
Total Card	0.252	174,900		524,900	699,800
Total Parcel	0.252	174,900		524,900	699,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 777.56 | /Parcel: 777.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 111578
GIS Ref
GIS Ref
Insp Date 07/21/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 168.0-0007-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	174,800	0	10,995.	524,900	699,700	699,700	Year End Roll	12/18/2019
2019	101	FV	152,600	0	10,995.	524,900	677,500	677,500	Year End Roll	1/3/2019
2018	101	FV	152,600	0	10,995.	442,400	595,000	595,000	Year End Roll	12/20/2017
2017	101	FV	152,600	0	10,995.	404,900	557,500	557,500	Year End Roll	1/3/2017
2016	101	FV	152,600	0	10,995.	344,900	497,500	497,500	Year End	1/4/2016
2015	101	FV	151,800	0	10,995.	299,900	451,700	451,700	Year End Roll	12/11/2014
2014	101	FV	151,800	0	10,995.	277,400	429,200	429,200	Year End Roll	12/16/2013
2013	101	FV	151,800	0	10,995.	263,900	415,700	415,700		12/13/2012

!13028!

PRINT

Date	Time
12/11/20	03:02:33

LAST REV

Date	Time
08/03/18	09:26:42
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13028

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	19908-72		6/1/1989		169,000	No	No		Y

USER DEFINED

Prior Id # 1:	111578
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/21/2018	MEAS&NOTICE	HS	Hanne S
11/10/2008	Measured	336	PATRIOT
5/1/2000	Inspected	276	PATRIOT
12/20/1999	Measured	264	PATRIOT
1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10995		Sq. Ft.	Site		0	70.	0.68	7									524,894						524,900	

Total AC/HA: 0.25241 | Total SF/SM: 10995 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 524,894 | Spl Credit | Total: 524,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	2 - Steel		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.01989794
Adj $ / SQ:	130.802
Other Features:	58500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	214844
Depreciation:	39961
Depreciated Total:	174883

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	2	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

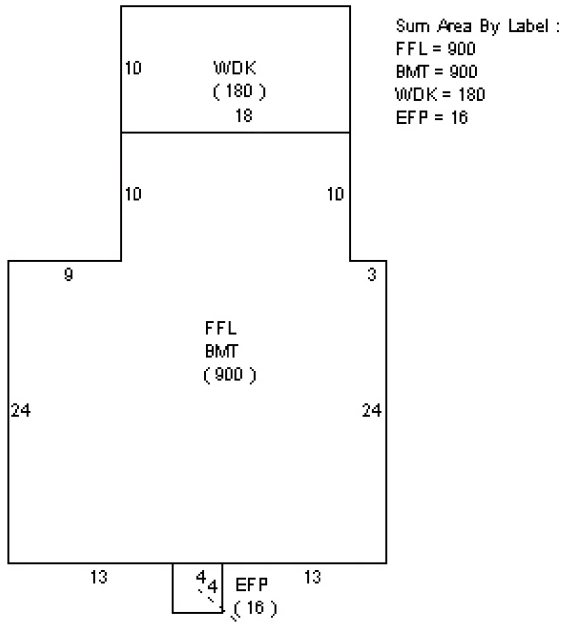
No Unit	RMS	BRS	FL
1	5	2	1
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	130.80
Special Features:	0	Val/Su Net:	87.63
Final Total:	174900	Val/Su SzAd	194.33

SKETCH



Sum Area By Label :
FFL = 900
BMT = 900
WDK = 180
EFP = 16

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	900	39.240	35,317
FFL	First Floor	900	130.800	117,722
WDK	Deck	180	11.790	2,121
EFP	Enclos Porch	16	74.040	1,185

Net Sketched Area:	1,996		Total:	156,345	
Size Ad	900	Gross Are	1996	FinArea	900

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

168.0-0007-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: